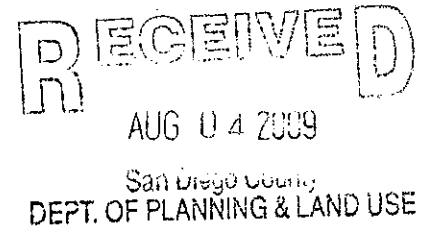


**JAMUL DULZURA
COMMUNITY PLANNING GROUP
DRAFT MINUTES
Tuesday, July 28, 2009
(to be approved August 11, 2009)
Oak Grove Middle School Library
7:30 pm**



1. **Call to Order** Dan Kjonogaard called the meeting to order at 7:30 p.m.
2. **Roll Call Present:** James Talbot, Dan Kjonogaard, Randy White, Wythe Davis, Judy Bohlen, Dan Neirinckx, Frank Hewitt, and Janet Mulder
Excused: Krishna Toolsie, Linda Ivy, Steve Wragg,
Absent: Janice Grace, Earl Katzer, Richard Wright, Martin Muschinske,
3. **Motion to approve the Agenda for July 28, 2009 as posted 72 hours before the meeting, and the minutes for July 14, 2009, correcting them to reflect that Steve Wragg was absent, not excused, and Janice Grace was excused. Motion carried unanimously.**
4. **Open Form - Opportunity for public to speak - limit 3 minutes**
 - a. **Dan Kjonogaard** received a letter of resignation from Linda Ivy due to family commitments. She regrets leaving and was assured by Dan that we would like to recognize her for her work with the JDCPG. **Dan Kjonogaard announced that he put in an article into the Jamul Shopper and posted a notice on both the Jamul and Dulzura Post Office bulletin boards announcing the vacancy.**
 - b. **Dan Kjonogaard** will be attending a meeting in Dulzura on the effects of the proposed shut off of electricity by SDG&E to prevent fires when certain conditions of wind and humidity are met. He volunteered to take questions to the group. **Judy Bohlen** asked what is the estimated maximum time it would be shut off. **Dan Neirinckx** asked if they could re-energize the systems when the wind drops in the evening even if only for a few hours. **Judy Bohlen** asked how often have all of the conditions been met in the past 8 years. **Janet Mulder** asked Dan to check with SDG&E as to how far they are getting in their plans to clear brush and trees from around the poles, replace wooden poles with metal ones, and putting the electric lines underground. They told us at two public meetings in Alpine and Valley Center that they were making a concerted effort to solving these problems. We would like to know the status of their efforts.
 - c. **Dan Neirinckx, Frank Hewitt and Judy Bohlen will not be able to be present at the next meeting.**

Earl Katzer entered the meeting at 7:40

- d. **Dan Neirinckx has a copy of the draft General Plan and the EIR for the General Plan as well as a copy of our Community Plan. All comments are due by August 31 and Dan will have at least two sub-committee meetings before that.**
- f. **Mike Casinelli announced El Cajon Pony League will be going to the World Series and they need to raise money to go on the trip. People can donate to a fund through Neighborhood National Bank. He pointed out that this is a rare**

occasion when one of the teams featuring some of our local players makes it all the way to the World Series and encouraged all to donate.

- g. **Dan Kjongegaard reminded us that he put a notice in the Jamul Shopper and will post the vacancy on the Planning Group at both Jamul and Dulzura Post Offices. Interested persons will need to fill out an application which they can get from Dan and then it will be given to the Registrar of Voters who will attest to their being registered. After this has been done, the Planning Group will then vote and submit the names for approval by Board of Supervisors.**

5.AD09-028 –Winters Second Dwelling Unit – White Wing Dr. **Dan Kjongegaard** reviewed the project and reported The applicant; **Lauren Winters'** original primary and secondary dwelling were destroyed by the Harris Fire in the 2007. The original second dwelling was not permitted, and she is proposing the replacement second dwelling be the same square footage as the first, 1,194 sq. ft. with a 630 sq. ft. detached garage. The primary dwelling is 2,442 sq. ft., the secondary dwelling is 1,194 sq.ft; 48.9% of the primary dwelling (up to 1200 sq. ft. maximum). The property is zoned A72, and the lot area is 41.33 acres. On Friday, 7-17-2009, **Dan Kjongegaard** met with **Bob Durbin** (the contractor) on the site.

A few facts were noted: The property is accessed by a dirt road extension of White Wing Drive; it is narrow (10' - 12') track for about .25 of a mile. This access Dan assumes is on a private property easement. The dirt driveway on the property is not an all weather road and may be subject to seasonal flooding in certain areas. The grade slopes indicated on the drawing do not accurately reflect the topography. The single well should be shown on the drawing, noting that it will feed the single 10,000-gallon storage tank for both dwellings. The drawing indicates a single gravity fed hydrant in proximity to the primary dwelling. It is approximately 40 feet from the tank and approximately 75 feet from the primary dwelling. There is no hydrant indicated for the secondary dwelling, which is approximately 300 feet from the proposed hydrant. There is no fire buffer area indicated on the plan. There is an existing septic tank and leech field in place for the secondary dwelling. There is no storm water management plan.

In DPLU's scoping letter, many of these issues were cited. Dan concluded that the condition of the roads / access, water storage, and hydrants are the Rural Fire Departments call. The location of the existing well and condition of the existing septic tank / leech field is a DEH call.

Bob Durbin stated that they would set up an additional hydrant fed by gravity flow through four-inch pipe. The owner was not aware that the second dwelling issue was not permitted and is only trying to build like for like to what was destroyed. **Randy White** asked if they would have to put in sprinklers in the house and yes they do. **Dan Neirinckx** asked if it was zoned Rural 18 and it is zoned 8-acre minimums.

Judy Bohlen asked if the second dwelling unit was not approved, how did they get the second septic system. **Janet Mulder** asked what was the maximum size of a second dwelling unit? **Dan Kjongegaard** answered both questions

Dan Kjongegaard moved that the JDCPG recommend approval of this project subject to the review of resubmitted drawings that reflect corrections requested in the scoping letter, approval by the DEH on the septic system and well, and approval by the Rural Fire District on the water storage / hydrant, fire buffer surrounding the dwelling, and road access for their equipment. Motion carried unanimously.

6. **SDG&E Sub-Committee Report – Jim Talbot, chair – Don Parent** notified us late today that he would not be at the sub-committee meeting, because they had nothing to report. However, the sub-committee meeting was held and we are asking SDG&E to continue to work on getting an answer to the question of a willing seller on sites 10 and 10a as these are still the preferred sites of the sub-committee. We still wish to keep the Baldwin property on the table even if it has to be taken by eminent domain. In addition we would like for SDG&E to reconsider site 6 (behind the Arco station) as it is surrounded by commercial, and the mature trees would mitigate the visual and noise impacts, and has a willing seller. Janet, Ray and Jim will be working together to set up a letter that would detail the process we went through as well as our concerns to be ready for the CPUC hearing. There will be a meeting before the next JDCPG meeting at 6:30.

7. **TPM21122 RPL 1 Henning Subdivision – Proctor Valley Road – west of Pioneer Way – Steve Wragg** – sent in a written report which said that he spoke with the owner's engineer, Larry Walsh. The map did not change except for defining the improvements along Proctor Valley Road. They are also working on completing their technical studies and will not need to come back to the group until completed. He felt that there was no need to place this item back on the agenda until they're ready,

8. **PDO-08-018 -2009 Zoning Ordinance Amendment review comments by August 10 –**

Wythe Davis reviewed the Zoning Ordinance and gave a report as follows: He told us his summary is not all inclusive of proposed changes but includes those proposed changes of note: A large portion (1/3) of the changes strike the terms, "Lodge, Fraternal, and Civic Assembly" and "Religious Assembly" and add the term, "Civic, Fraternal or Religious Assembly" from various sections of the Zoning Ordinance. **Definition changes** included: Adding of ostriches, emus, llamas, and alpacas to the definition of large animals; adding the terms "Patio Cover" and "Pot-Belly Pig"; adding Pot-Belly Pig keeping (up to 2) in the category of dog and cat keeping. adding "aviaries" to the description of animal enclosures.

New Rules included: Solar collection devices may not exceed 12 feet in height nor cover more than 50% of the required yard in combination with all detached accessory structures. Meetings or gatherings are allowed which involve eating, drinking, and studying where the property is residential, parking is in compliance with applicable laws, a public nuisance is not created by noise, vibration, or traffic; this description does not include housewarmings, family gatherings, or barbeques. Storage of emergency supplies is allowed in secure cargo containers on county or other public agency property. All owners of the property or the authorized agent of the owners shall sign applications and permits authorized to be filed by the property owner. Addressed operation of an agricultural stand: permitted in specific use areas; no nearer than 15 feet to a street or highway; operated by the owner or tenant of the property on which it is located; not to exceed 300 sq ft; no agricultural products sold from a motor vehicle; agricultural products produced on the premise owned or leased by the same property owner or tenant may be displayed and sold; ornamental plants grown on the same lot only may be sold.

Wythe Davis recommends that JDCPG does not need to take any action on this item. No action was taken.

9. **Jamul Indian Village Casino Status Report and Recommendation** – Randy White stated that JAC has filed suit against Caltrans to force them to follow the CEQA process. It will be filed in San Francisco. Check the JAC website for up-to-date information.

14. JDCPG Officers Announcements and Reports

- a. Dan Neirinckx has copies of the Community Plan ready for review.
- b. Report of San Diego County Public Road Standards – Dan Neirinckx will review and report back.
- c. DPLU Amended Pages for County Zoning Ordinance – Given to Steve Wragg who will review and report back.
- d. TPM 20965 – Titus – Dan Neirinckx will review and report back
- e. TPM20720 – Preski and Gonya – covered at last meeting.
- f. BOS Agenda on July 21 and 22 – nothing in our Planning Area
- g. POD08-016 – Water Conservation Landscape Design Manual – Given to Richard Wright to review and report back.
- h. San Diego Traffic Advisory Committee = July 31 – nothing in our Planning Area
- i. – Otay Water District – Notice of Availability of Draft Program Environmental Impact Report - given to Richard Wright to review and report back.
- j. POD 08-012 – Tiered Winery Zoning – draft EIR – given to Frank to review and report back.
- k. ACA8 – Letter from Assemblymember Kevin Jefferies requesting that the legislature be made to follow the Brown Act, making their actions much more transparent – Dan Kjongegaard suggested that each of us may want to support it as individuals, but that it was out of scope of the Planning Group.
- l. San Diego County Planning Commission Friday July 31 – Public Road Standards – Dan Neirinckx
- m. P85-023M4 – Noah Homes – additional patio – given to Dan Kjongegaard to review and report back.
- n. Notice of Intent to Adopt a Mitigated Negative Declaration for the Lawson Valley Bridge Replacement Project – Dan Kjongegaard will review and report back.

Adjournment: Dan Kjongegaard adjourned the meeting at 8:30 p.m. reminding us that the next regular meeting is Tuesday, August 11, 2009 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY

PLEASE NOTE:

SDG&E Substation Subcommittee will meet on Tuesday, August 11, 2009 at 6:30pm before the regular meeting in the Oak Grove Middle School Library – Note change in time for meeting.

Respectfully submitted,

Janet Mulder, Secretary